

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**  
JUL 13 10 10 AM '77

Mortgagee's Address:  
Carolina Federal  
S&L Assn., PO  
Box 10148, Gvl, SC

BOOK 1403 PAGE 807  
296837

THIS MORTGAGE is made this 6th day of July, 1977, between the Mortgagor, LOUIS ANDERSON MILLER, IV and KAREN ANN MILLER (herein "Borrower"), and the Mortgagee, Carolina Fed. S&L Assn., a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148 or 500 E. Wash. St., Gvl, SC (herein "Lender").

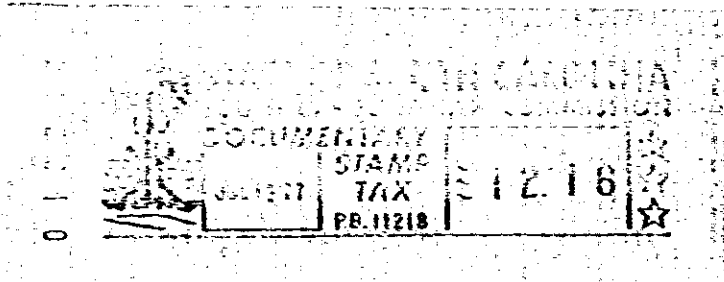
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land situate on the southern side of Pinnacle Drive being shown as Lot No. 28 on a plat of Green Forest Subdivision, Section C, dated March 1957, prepared by Woodward, Engineers, recorded in Plat Book KK at page 87 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pinnacle Drive at the joint front corner of Lot 27 and Lot 28 and running thence with Lot 27 S 13-12 E 269.1 feet to an iron pin at the joint rear corner of Lot 27 and Lot 28; thence S 76-50 E 139 feet to an iron pin; thence N 15-35 W 345.7 feet to an iron pin on the southern side of Pinnacle Drive; thence with said drive S 65-54 W 49.5 feet; thence still with Pinnacle Drive S 72-07 W 61.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin Enterprises, Inc., to be recorded herewith.



which has the address of 314 Pinnacle Drive Taylors, S., C. 29687  
[Street] [City]  
..... (herein "Property Address");  
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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